

**MINUTES OF THE WAVERLEY LOCAL  
PLANNING PANEL MEETING HELD AT THE  
WAVERLEY COUNCIL CHAMBERS ON  
WEDNESDAY, 27 FEBRUARY 2019**

**Panel members present:**

The Hon R.N. (Angus) Talbot (Chair)  
Penelope Mora  
Jan Murrell  
Richard Thorp

**Also present:**

Mr B Magistrale	Acting Manager, Development Assessment (Central)
Ms B Matlawski	Acting Manager, Development Assessment
Mr P Yachmennikov	Acting Manager, Development Assessment (North/South)
Ms R Siaoisi	Administration Officer

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*At the commencement of the public proceedings at 12.00 pm, those panel members present were as listed above.*

*At 12.59 pm, the meeting was closed to the public.*

*At 1.58 pm, the Panel reconvened in closed session.*

*At 3.33pm, the meeting closed.*

**WLPP-1902.A**

**Apologies**

There were no apologies

**WLPP-1902.DI**

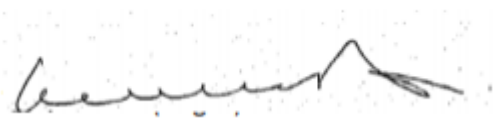
**Declarations of Interest**

The Chair called for declarations of interest and none were received

**WLPP-1902.R**

**Determinations**

The Panel resolved to make the following determinations overleaf.



The Hon R.N. (Angus) Talbot  
**Chairperson**

**WLPP-1902.1**

**6 St Thomas Street, Bronte – Demolition of dwelling and construction of a new three storey dwelling house including new pool, deck, terrace and associated landscaping (DA-369/2018)**

Report dated 14 February 2019 from the Development and Building Unit.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions, recommendations and conditions in the officer's report subject to the additional condition as follows:

New Condition 1A to be added:

**1A. GENERAL MODIFICATIONS**

The application is approved subject to the following plan amendments;

- (a) The eastern face of the existing retaining wall and new planter box adjacent to the eastern boundary of the site shall have a sand cement rendered finish.
- (b) Suitable landscaping with irrigation shall be provided at the foot and in front of the existing retaining wall adjacent to the eastern boundary of the site.
- (c) Relevant architectural plans shall be rectified to show the finished floor level of Level 2 of the development being RL 57.085.

Provide an electronic copy of the amended plans or additional information (see website for electronic document requirements) including a covering letter addressing this condition to Council for review.

The amendments are to be approved by the Waverley Council's Executive Manager of Building Waverley prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable, in the public interest and warrants approval. The reason for the additional 3 conditions are to satisfy the amenity impact on the adjoining properties at the rear.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*A Medjites and L Sanchez (objectors), S Neil (on behalf of the applicant) addressed the meeting.*

**WLPP-1902.2**

**56 Ramsgate Avenue, Bondi Beach – Alterations and additions to an existing residential flat building, including attic addition, deck and associated works (DA-91/2018)**

Report dated 15 February 2019 from the Development and Building Unit.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio and height development standards. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the amendment of the following conditions:

Condition 2(a) to be amended, Condition 2(b) and 2(c) to be deleted:

**2. GENERAL MODIFICATIONS**

- (a) New roof tiling shall be of unglazed terra cotta Marseilles tile, so as to complement the existing tiles.
- (b) Condition to be deleted
- (c) Condition to be deleted

The amendments are to be approved Council prior to the issue of the relevant Construction Certificate under the Environmental Planning and Assessment Act 1979.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*I Bennett and V Milligan (on behalf of the applicant) addressed the meeting.*

**WLPP-1902.3**

**33 Wallis Parade, North Bondi – Alterations to semi-detached dwelling including partial demolition to accommodate a hardstand car space (DA-420/2018)**

Report dated 16 January 2019 from the Development and Building Unit.

**DECISION:** The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer’s report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer’s report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable in the Public interest and warrants approval.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*No persons addressed the meeting.*

**WLPP-1902.4**

**62 Military Road, Dover Heights – Modification to approved development consent including the extension of stairs and lift to lower ground floor and new basement level (DA-286/2017/A)**

Report dated 11 February 2019 from the Development and Building Unit.

**DECISION:** The Panel approves the application for modification of the development consent in accordance with the summary and conclusions and recommendations in the officer's report subject to the recommended conditions.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable in the Public interest and warrants approval.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*G Karavanas (on behalf of the applicant) addressed the meeting.*

## **WLPP-1902.5**

### **54 Wallangra Road, Dover Heights – Demolition of dwelling and construction of a two storey plus basement dual occupancy, in ground swimming pools and strata subdivision (DA-140/2018)**

Report dated 14 February 2019 from the Development and Building Unit.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report subject to the amendment of the following conditions:

Condition 17 to be deleted and Condition 58 to be amended:

17. ENGINEERING DETAILS - CERTIFICATE OF ADEQUACY – Condition to be deleted

58. ALLOCATION OF STREET NUMBER

The redevelopment of the property has led to the following allocation of primary and sub-address numbers:

- No. 54 - primary address site number
- Wallangra Road - primary address location.

The following sub-addressing will apply:

- Nos. 1/54 Wallangra Road for the sub-addresses within the building correlating with lower ground floor residence on the floor plans for the building,
- No. 2/54 Wallangra Road for the sub-addresses within the building correlating with Nos. first floor residence on the floor plans for the building.

The address number for a sub-address site shall not consist of the primary address number on its own.

The address number for a sub-address site shall not consist of the primary address number with an alpha suffix.

Sub-address numbers shall be applied in a logical sequence and within a primary address site shall be unique regardless of the type of the address.

The sub-address numbering and primary address location for each premises shall be a minimum of 75mm high and shall be positioned 600mm-1500mm above ground level on the site boundaries, located near the pedestrian entry points and be clearly visible from Liverpool Street.

The sub-address numbers are to be positioned on the site prior to the issue of the Occupation Certificate.

Any variation to the above premises numbering requires a new application to be lodged with Council.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*G Karavanas, A Antoniadis (on behalf of the applicant) addressed the meeting.*

**WLPP-1902.6**

**75 Hardy Street, Dover Heights – Demolition of existing dwelling and the construction of a three storey dwelling plus secondary dwelling, both with vehicle garaging, fencing and associated works (DA-112/2018)**

Report dated 14 February 2019 from the Development and Building Unit.

**DECISION:** Adjourned.

The Panel is not satisfied that the requisite legal requirements have been met in respect of the written request to vary the development standards. The further consideration of the application is adjourned to enable the applicant to address this question within 21 days.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*C Rose, T Moody (Objector) and A Bezos (on behalf of the applicant) addressed the meeting.*



**WLPP-1902.7**

**16 Owen Street, North Bondi – Demolition of existing dwelling and construction of two storey dual occupancy with strata subdivision and construction of new pools. (DA-327/2018)**

Report dated 22 January 2019 from the Development and Building Unit.

**DECISION:** The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning and Environment.

The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable in the Public interest and warrants approval.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*P Seaburg (on behalf of applicant) addressed the meeting.*

**WLPP-1902.8**

**62 Gilgandra Road, North Bondi – Demolition of existing dwelling and erection of new single dwelling and swimming pool (DA-216/2018)**

Report dated 13 February 2019 from the Development and Building Unit.

**DECISION:** The Panel approves the development application in accordance with the summary and conclusions and recommendations in the officer's report.

**REASONS:** The Panel has visited the site, considered submissions and the clause 4.15 assessment in the assessment officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable in the Public interest and warrants approval.

**For the Decision:** Talbot, Mora, Murrell and Thorp

**Against the Decision:** Nil.

*L Stockley, S Watson (objectors) addressed the meeting.*

**THE MEETING CLOSED AT 3.33 PM.**